



Community Focus

While the City of Boulder's population is younger than the national average, there is a growing need for housing designs that are specifically targeted to the +55 buyer. With a total population of slightly over 100,000, 21% are 55 or older. Another 14% are 45 to 54 years of age and are progressing toward the eventual need of such housing over the next decade.

This is an active lifestyle buyer in search of "ease of living" considerations in their homes but are actively engaged in activities that include hiking, biking, jogging/walking, and a wide array of outdoor activities.

The recent economic downturn has created a "reset" of expectations for the buyer. Many will continue to work, rather than retire, putting a premium on finding a residence within their community rather than relocating elsewhere. The wish is to remain close to work, family, and other amenities.



This buyer is in search for design and lifestyle specifics that are typified in Boulder Creek Builders home designs and a home at the Commons:

- A smaller, more easily maintained residence.
- Green building and an enhanced energy managed home.
- Main floor focused living spaces including the master suite.
- Open, informal living spaces.
- Ease of living considerations: Better configured kitchens with cabinet drawers rather than doors; enhanced lighting including task fixtures; no steps throughout the main floor; away spaces such as media rooms, hobby spaces or at-home offices which can be "distractions" on an upper floor; appropriate hardware; security;
- Exterior extensions of living/entertainment spaces.
- Storage.
- Community amenities: Recreation centers; trails; recreation; and retail proximity. Access to medical care.
- Plan flexibility.
- Smaller square footage homes with correctly sized rooms and optimized kitchens.
- Sustainability.



PREPARED BY:



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SITE REVIEW DOCUMENTS FOR:

BOULDER CREEK COMMONS

5399 KEWANEE DRIVE AND 5697 S. BOULDER ROAD
LOCATED IN THE SW¼ OF SECTION 3 AND THE SE¼ OF SECTION 4,
T1S, R70W, 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

| ISSUE | DATE |
|--------------------------|----------|
| SITE REVIEW SUBMITTAL | 06-18-12 |
| SITE REVIEW #2 SUBMITTAL | 11-05-12 |
| SITE REVIEW #3 SUBMITTAL | 12-21-12 |
| SITE REVIEW #4 SUBMITTAL | 02-25-13 |
| FINAL SUBMISSION | 03-29-13 |
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| DESIGNED BY: | DTJ |
| DRAWN BY: | DTJ |
| CHECKED BY: | DTJ |
| DRAWING SCALE: | |
| HORIZONTAL: | AS SHOWN |
| VERTICAL: | N/A |

ARCHITECTURE
STREETSCAPE
ELEVATIONS

PROJECT NO. B1006

streetscape **kga** | **studio** architects

A6

SHEET: 22 OF 36